





A well presented two bedroom townhouse situated on the edge of Stretton and Burton Upon Trent town centre.

Well presented throughout, this is a rare opportunity to secure a two bedroom house in a much sought after location which offers superb local amenities including leisure activities and road links.

In brief, the accommodation provides - good sized kitchen/diner with a great selection of wall and base units and separate living room.

The first floor provides two well proportioned bedrooms and bathroom with shower over the bath.

A good sized garden surrounds the property with lawn and established borders to rear and driveway to frontage.



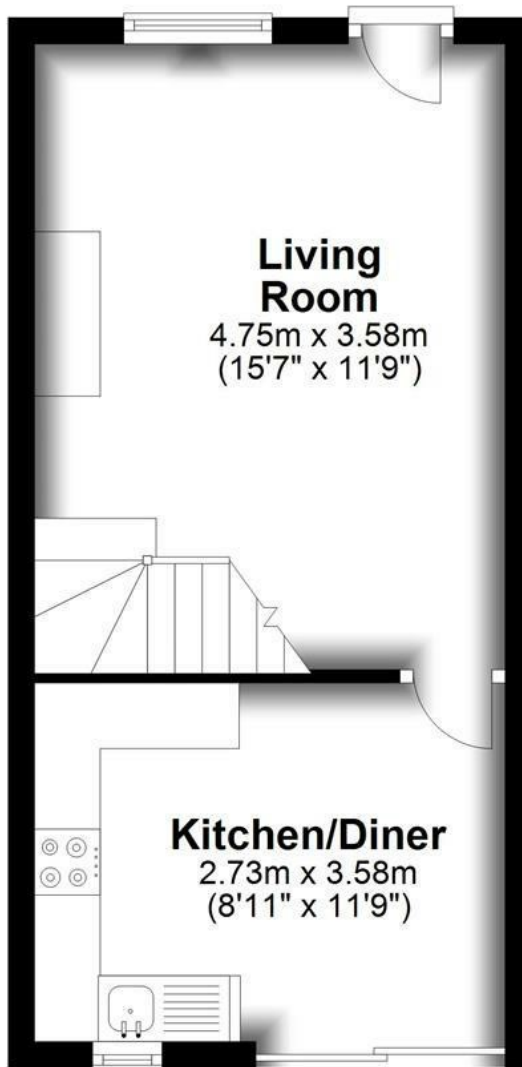
 **ABODE**
SALES & LETTINGS





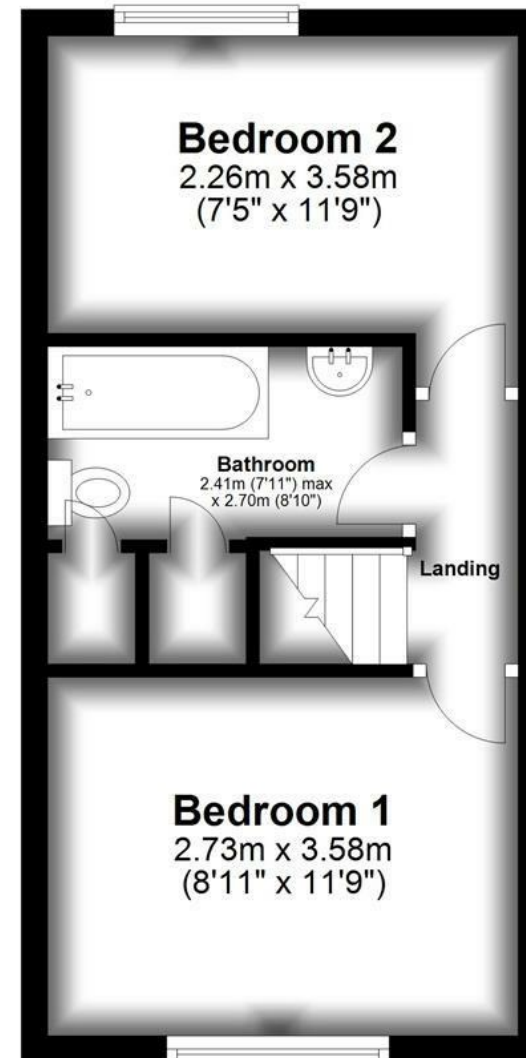
Ground Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



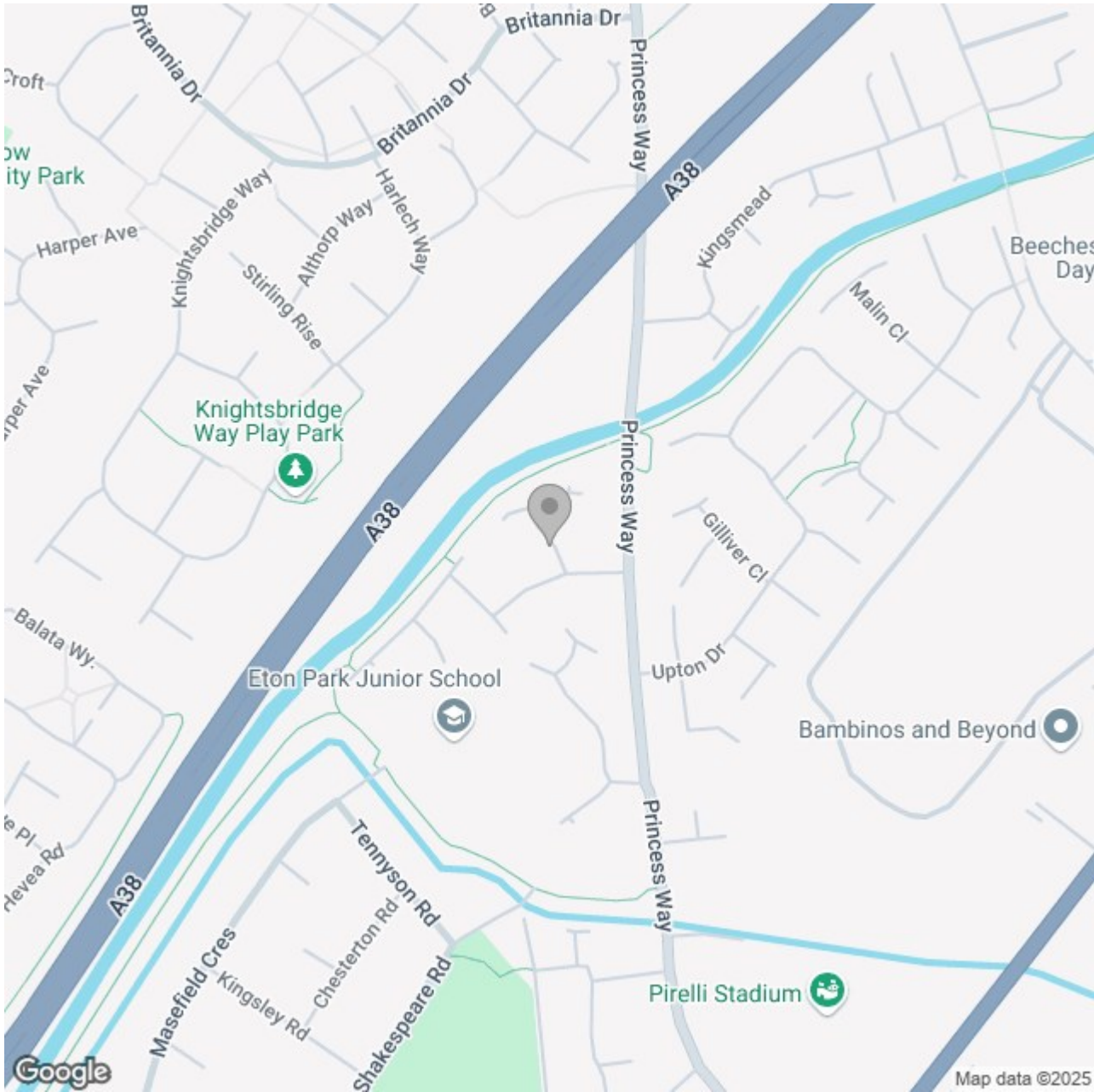
First Floor

Approx. 27.2 sq. metres (292.9 sq. feet)




Total area: approx. 54.4 sq. metres (585.1 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.
Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |